



Brockhurst Close, Horsham, West Sussex, RH12 1UY





A beautifully presented two-bedroom home in a peaceful cul-de-sac on Horsham's popular west side, perfectly placed for town centre convenience and within the highly regarded Tanbridge House School catchment area.

Tucked away within the ever-popular Hills Farm Lane development, this attractive terraced home, built by Croudace Homes, offers a fantastic opportunity for first-time buyers, investors or those looking to downsize. With Horsham's vibrant town centre within easy walking distance, the location combines a peaceful residential setting with excellent everyday convenience, making it easy to see why homes on this development remain so sought-after.

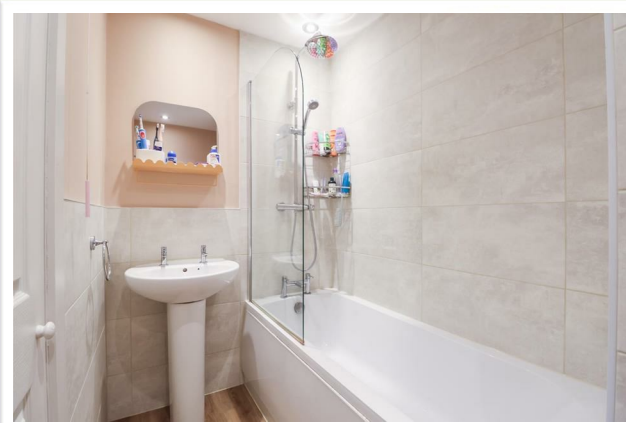
Inside, the welcoming entrance hall provides useful space for coats and shoes, with stairs rising to the first floor and access into the main living accommodation. The front-facing living room is a bright and comfortable space, with a large window overlooking the driveway and plenty of natural light creating a warm and inviting atmosphere. From here, the accommodation flows through into the generously proportioned kitchen, which is fitted with a good range of wall and base units, complemented by a particularly useful breakfast bar – the perfect spot for a morning coffee or relaxed evening meal. A glazed door provides direct access to the rear garden, creating a lovely connection between the kitchen and outside space.

Upstairs, there are two bedrooms, including a comfortable double bedroom positioned to the rear of the property and featuring built-in mirrored wardrobes. The second bedroom is currently arranged as a single room and benefits from the useful space created by the staircase bulkhead, which could be adapted to provide additional storage or even a cabin-bed arrangement. Completing the first floor is the recently updated family bathroom, beautifully finished with contemporary tiling and neutral tones.

Outside, the rear garden has been thoughtfully designed to provide an attractive and easily enjoyed space throughout the year. A paved patio immediately adjoining the property provides an ideal setting for outdoor dining and entertaining, with the remainder of the garden offering a pleasant backdrop to the home. To the front, there is driveway parking for one vehicle, together with a further allocated parking space within the close.

Further benefits include double glazing, gas-fired central heating and a modern boiler, making this an appealing and well-equipped home in a particularly convenient Horsham location.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FRONT DOOR TO:

ENTRANCE HALL

LIVING ROOM 11'1" x 12'5" (3.38m x 3.78m)

KITCHEN/DINER 11'1" x 9'10" (3.38m x 3.00m)

FIRST FLOOR

LANDING

BEDROOM ONE 9'0" x 9'11" (2.74m x 3.02m)

BEDROOM TWO 11'0" x 5'8" (3.35m x 1.73m)

BATHROOM 4'9" x 8'11" (1.45m x 2.72m)

OUTSIDE

OFF ROAD DRIVEWAY PARKING

REAR GARDEN

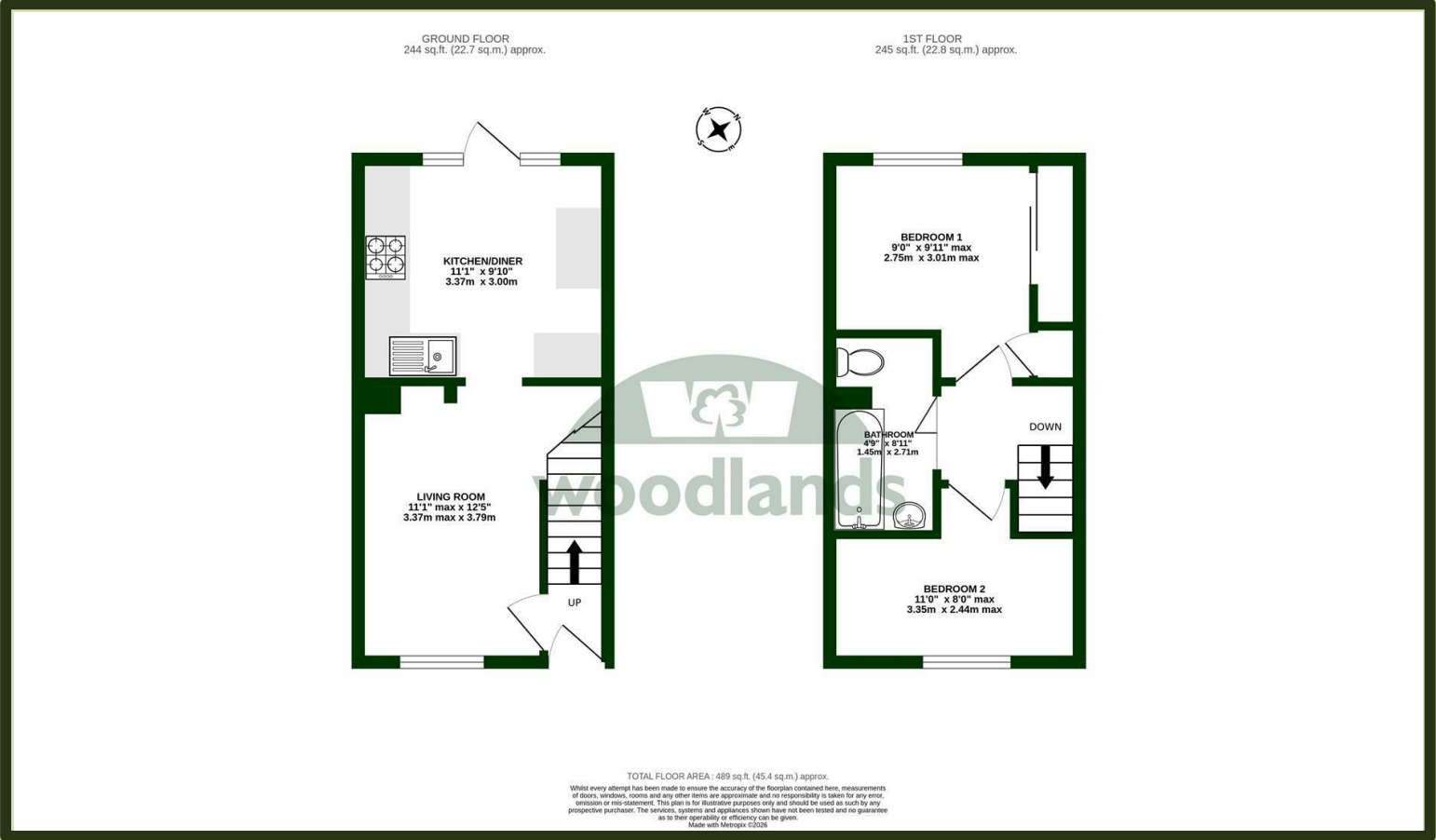
ADDITIONAL ALLOCATED PARKING SPACE



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LOCATION: The property is situated in a popular residential area on the west side of Horsham within easy access of local shops and amenities. The historic Market Town Centre provides a comprehensive range of shops including John Lewis at Home and Waitrose, Swan Walk shopping centre, The Carfax with weekly markets and a varied selection of restaurants. The Capitol Theatre offers a selection of arts and there is Piries Place with an Everyman Cinema and further restaurants. Numerous sports and recreational facilities are available including Horsham Park and Pavillions with its gym and swimming pool. Horsham also has a main line train service to London Bridge (about 54 minutes) and London Victoria (about 51 minutes).

DIRECTIONS: From Horsham Town centre turn left at the traffic lights onto Albion Way. At the roundabout go straight over and at the second set of traffic lights turn right into The Bishopric. Proceed along this road for approximately ¼ mile, and turn left into Hills Farm Lane just before the roundabout for Tanbridge House School. Take the sixth turning on the left into Brockhurst Close.

COUNCIL TAX: Band C.

EPC Rating: C.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS.

